

REPORT TO COUNCIL



Date: October 3, 2016

RIM No. 1250-30

To: City Manager

From: Community Planning Department (KB)

Application: Z16-0050 **Owner:** Lonewolf Homes Ltd., Inc. No. BC0734044
& Andrew Louis Scott Paterson

Address: 3580 Casorso Road **Applicant:** Andrew Louis Scott Paterson

Subject: Rezoning application from RU1 to RU2 to facilitate a two lot subdivision

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU2 - Medium Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z16-0050 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 16 District Lot 134 Osoyoos Division Yale District Plan 20399, located at 3580 Casorso Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU2 - Medium Lot Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated (September 1, 2016);

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

2.0 Purpose

The applicant is requesting permission to rezone the subject property from RU1 - Large Lot Housing to RU2 - Medium Lot Housing to facilitate a subdivision of the parcel into two lots.

3.0 Community Planning

The subject property is within the South Pandosy - KLO Sector of Kelowna. It is designated as S2RES - Single/Two Unit Residential in the Official Community Plan (OCP) and as such the application to rezone to RU2 to facilitate a 2 lot subdivision is in compliance with the designated future land use. In addition, the OCP's urban infill policies generally support the densification of residential neighbourhoods through sensitive development, including the use of smaller lots.

The proposed lots meet or exceed the zoning criteria standards for the RU2 - Medium Lot Housing zone. The property is serviced by City of Kelowna water and sanitary sewer.

Based on current City of Kelowna policy and the services available, Community Planning Staff supports this application.

4.0 Proposal

4.1 Project Description

The applicant is requesting permission to rezone and then subdivide the existing 1416 m² (0.35 ac) parcel into two equal parcels.

4.2 Site Context

The subject property is located in the South Pandosy - KLO Sector of Kelowna (see Map 1 - Subject Property, below). The property had an existing single family dwelling, however there is an open demolition permit and it is in the process of being demolished and the site cleaned up.

The adjacent properties are characterized by single family dwellings, and a mobile home park is located on the opposite side of Casorso Road.

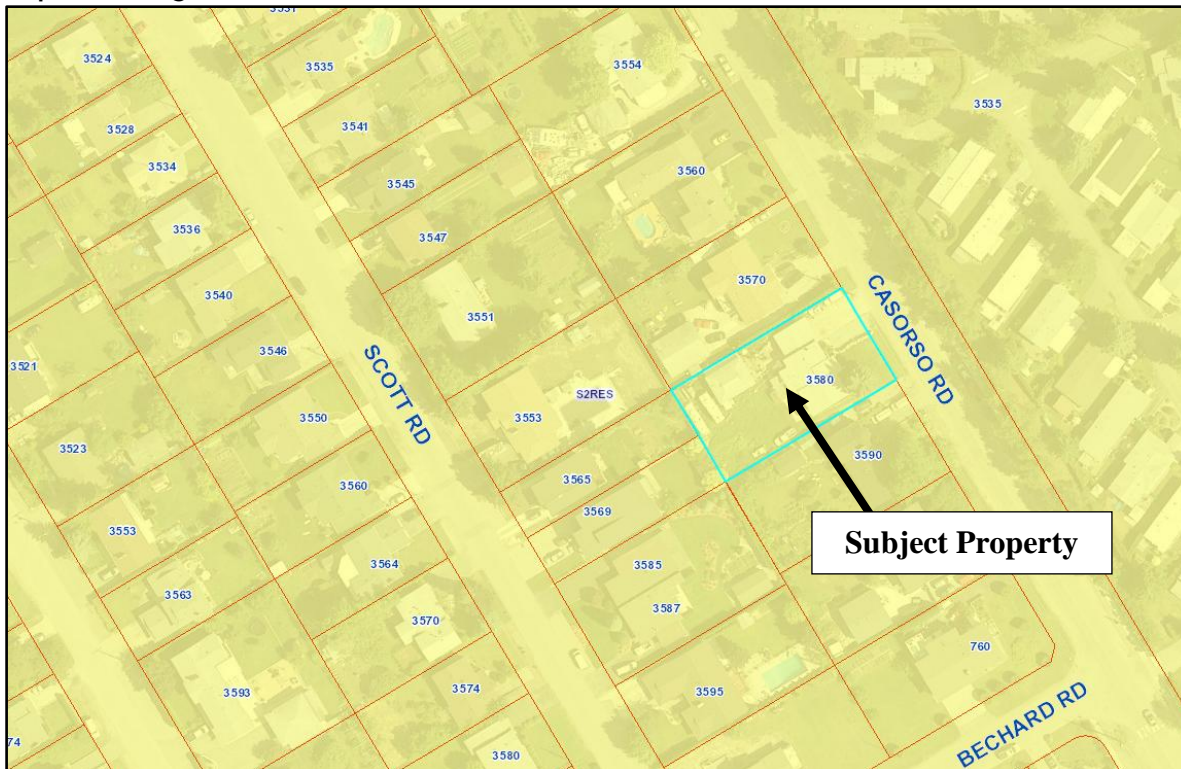
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	Future Land Use
Northeast	RM7 - Mobile Home Park	Residential	S2RES - Single / Two Unit Residential
Southeast	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential
South	RU6 - Two Dwelling Housing	Residential	S2RES - Single / Two Unit Residential
West	RU2 - Medium Lot Housing	Residential	S2RES - Single / Two Unit Residential
Northwest	RU1 - Large Lot Housing	Residential	S2RES - Single / Two Unit Residential

Map One: Subject Property Map - 3580 Casorso Road



Map Two: Neighbourhood Future Land Use - 3580 Casorso Road



4.3 Local Amenities

Casorso Road is currently serviced by the Lakeshore/Downtown Bus Transit Route. The nearest bus stop is approximately 450 m west of the subject property. Additional transit options are available at the Okanagan College exchange, approximately 1.2 km northeast of the subject property. The subject property is also in close proximity to local parks and bikeways.

4.4 Servicing

The area is currently serviced by City of Kelowna water and sanitary sewer.

4.5 Subdivision and Development Criteria

The proposed lot configuration conforms to the requirements of the RU2 - Medium Lot Housing zone requirements. Subdivision and development criteria for the RU2 zone are shown in the Table below.

Zoning Analysis Table		
CRITERIA	RU2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Minimum Lot Area	400 m ²	701 m ²
Minimum Lot Width	13.0 m	13.72 m
Minimum Lot Depth	30.0 m	51.11 m

No variances are required for this subdivision at this time.



Focus development to designated growth areas

Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs per ha located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres in particular and existing areas as per the provisions of the Generalized Future Land Use Map.

Permanent Growth Boundary.² Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

2 City of Kelowna Official Community Plan, Policy 5.3.1 (Development Process Chapter).

Ensure context sensitive housing development³

Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Healthy Communities. Through current zoning regulations and development processes, foster healthy, inclusive communities and a diverse mix of housing forms, consistent with the appearance of the surrounding neighbourhood.

6.0 Technical Comments

6.1 Building & Permitting Department

- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- Demolition Permit required for any existing structures
- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

- See attached Memorandum, dated September 1, 2016.

6.3 School District No. 23

- The Subdivision application triggers the School Site Acquisition Charge which applies to residential development where new (additional) residential lots or dwellings are created through subdivision or new construction. Further details on the charge can be found in Division 10.1 of the Local Government Act

6.4 Shaw Cable

- Owner/developer must install new 1-2" (50mm) DB2 WHITE conduit from new structure to nearest Shaw service location on road right-of way.

6.5 Telus

- Developer is responsible for contacting TELUS to discuss service requirements and to provide a site plan proposed shallow utilities.

³ City of Kelowna Official Community Plan - Development Process; p. 5.27

7.0 Application Chronology

Date of Application Received: July 15, 2016
Date Public Notification Completed: August 24, 2016

Report prepared by:

Kim Brunet, Planner I

Reviewed by: ☐ Terry Barton, Urban Planning Manager

Approved for Inclusion: ☐ Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum, dated September 1, 2016
Site Plan - Proposed Subdivision Layout